



# CITY COMMISSION AGENDA STUDY

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JUNE 14, 2019



# **Magnolia Montessori Academy**

## **Key Considerations**

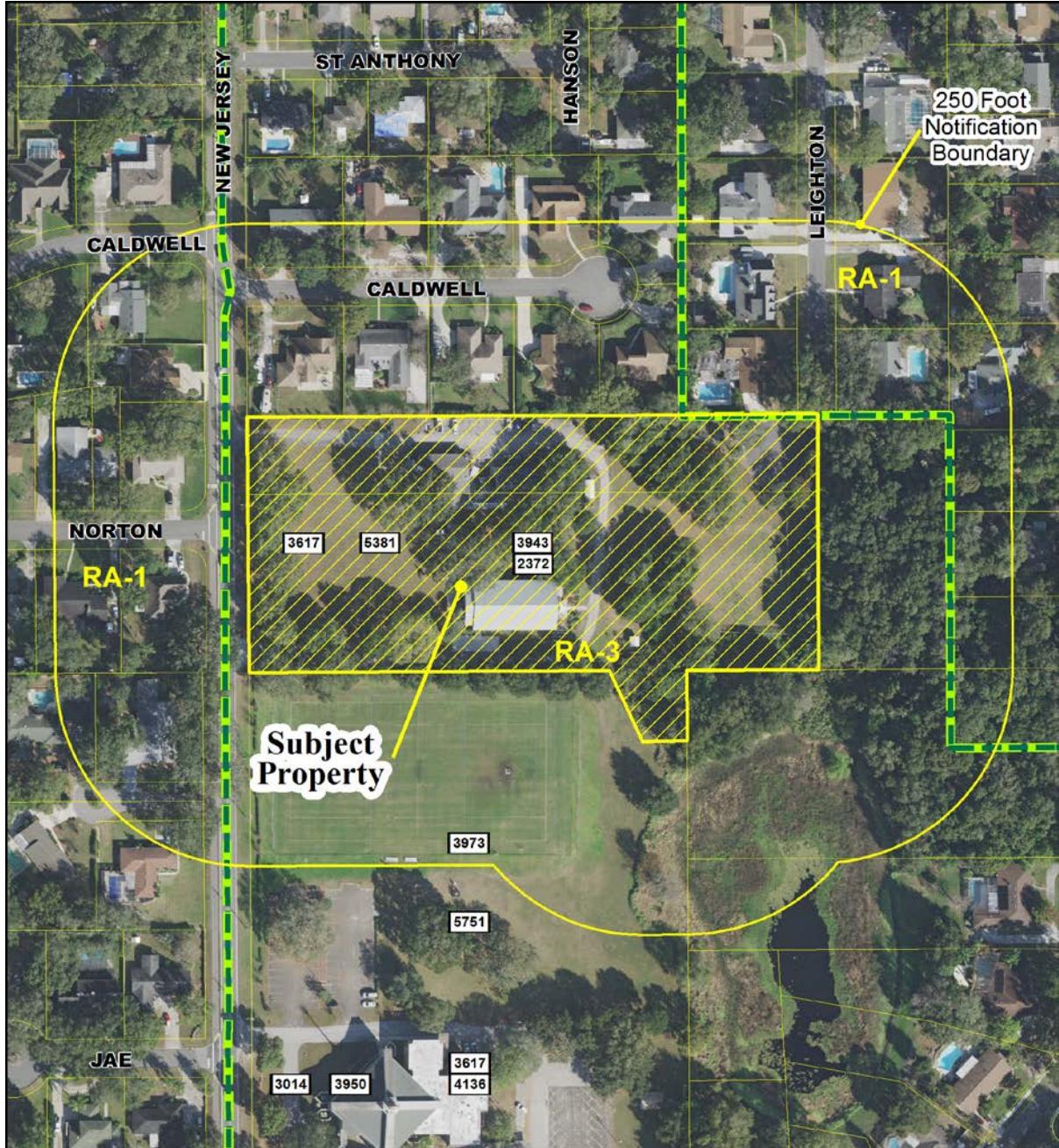
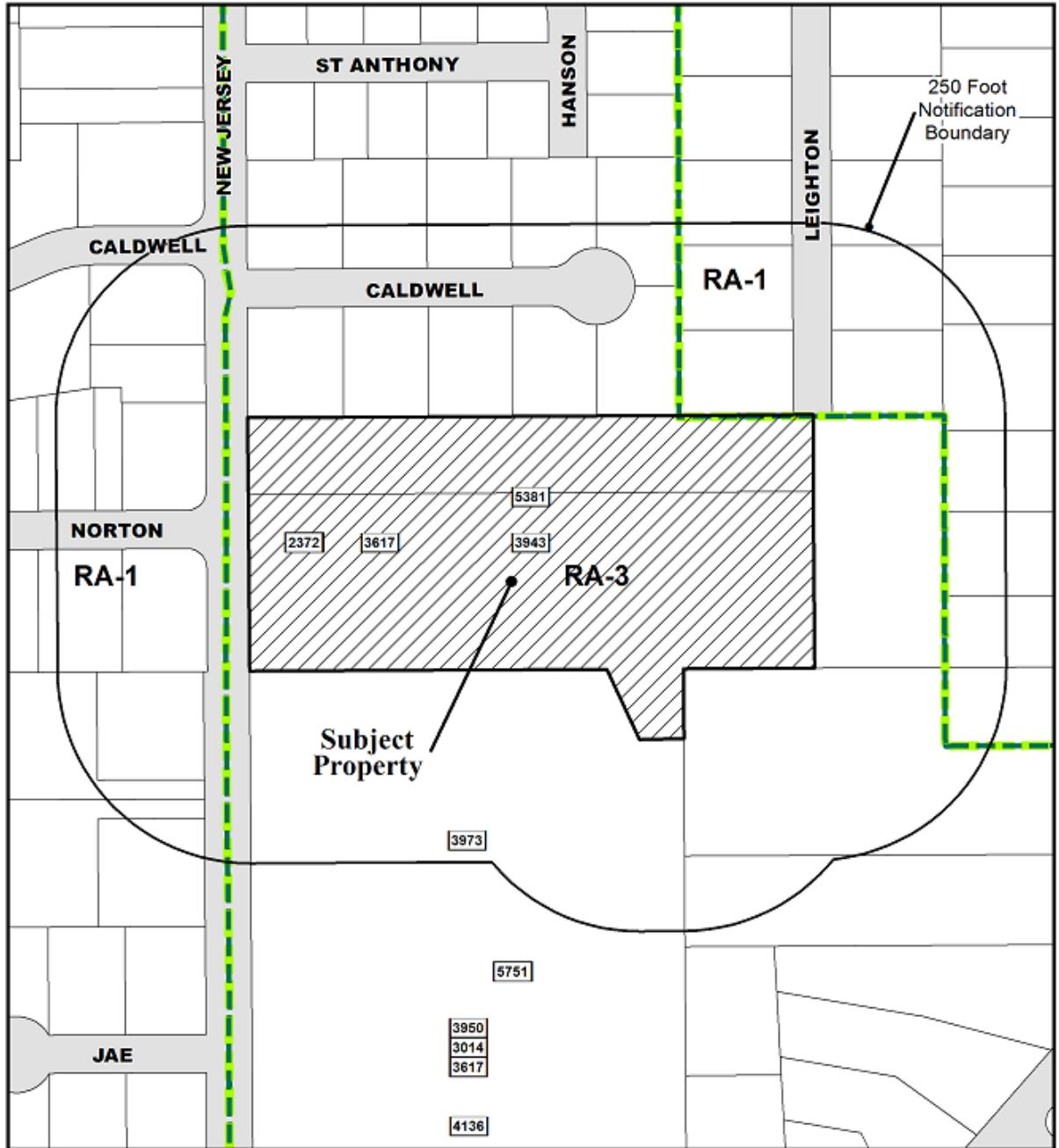
Item VI.A.1.

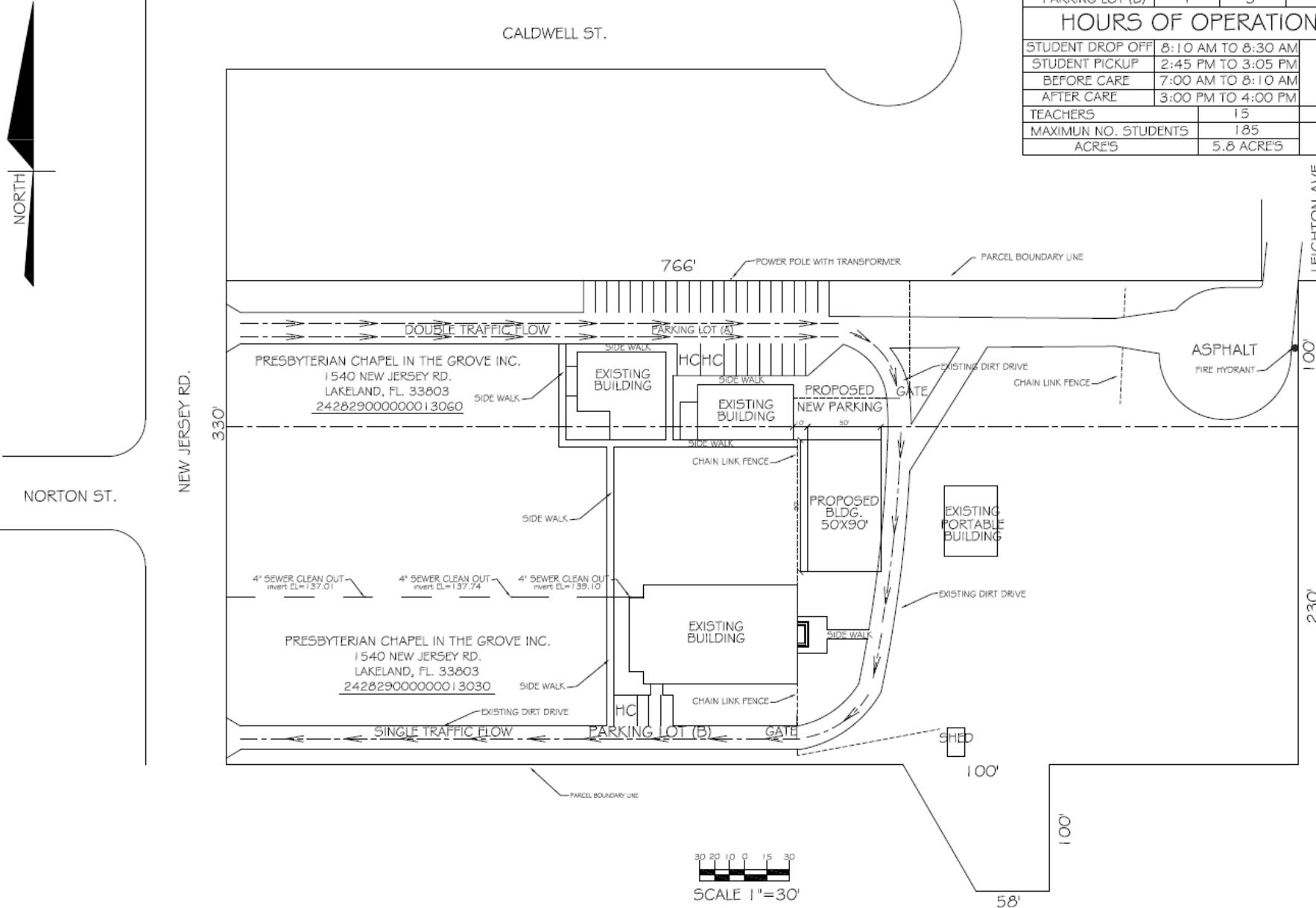
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CUP19-002

**Magnolia Montessori Expansion, 1540 New Jersey Road**

Major modification of an existing conditional use to allow for the construction of a new 4,500 square foot school building and increase the maximum number of students allowed from 120 to 185, on property located at 1540 New Jersey Road.





## SITE DATA TABLE

	HIC PARKING	REG. PARKING	
PARKING LOT (A)	2	29	
PARKING LOT (B)	1	3	
<b>HOURS OF OPERATION</b>			
STUDENT DROP OFF	8:10 AM	TO 8:30 AM	
STUDENT PICKUP	2:45 PM	TO 3:05 PM	
BEFORE CARE	7:00 AM	TO 8:10 AM	
AFTER CARE	3:00 PM	TO 4:00 PM	
TEACHERS	15		
MAXIMUM NO. STUDENTS	185		
ACRES	5.8 ACRES		

## HOURS OF OPERATION

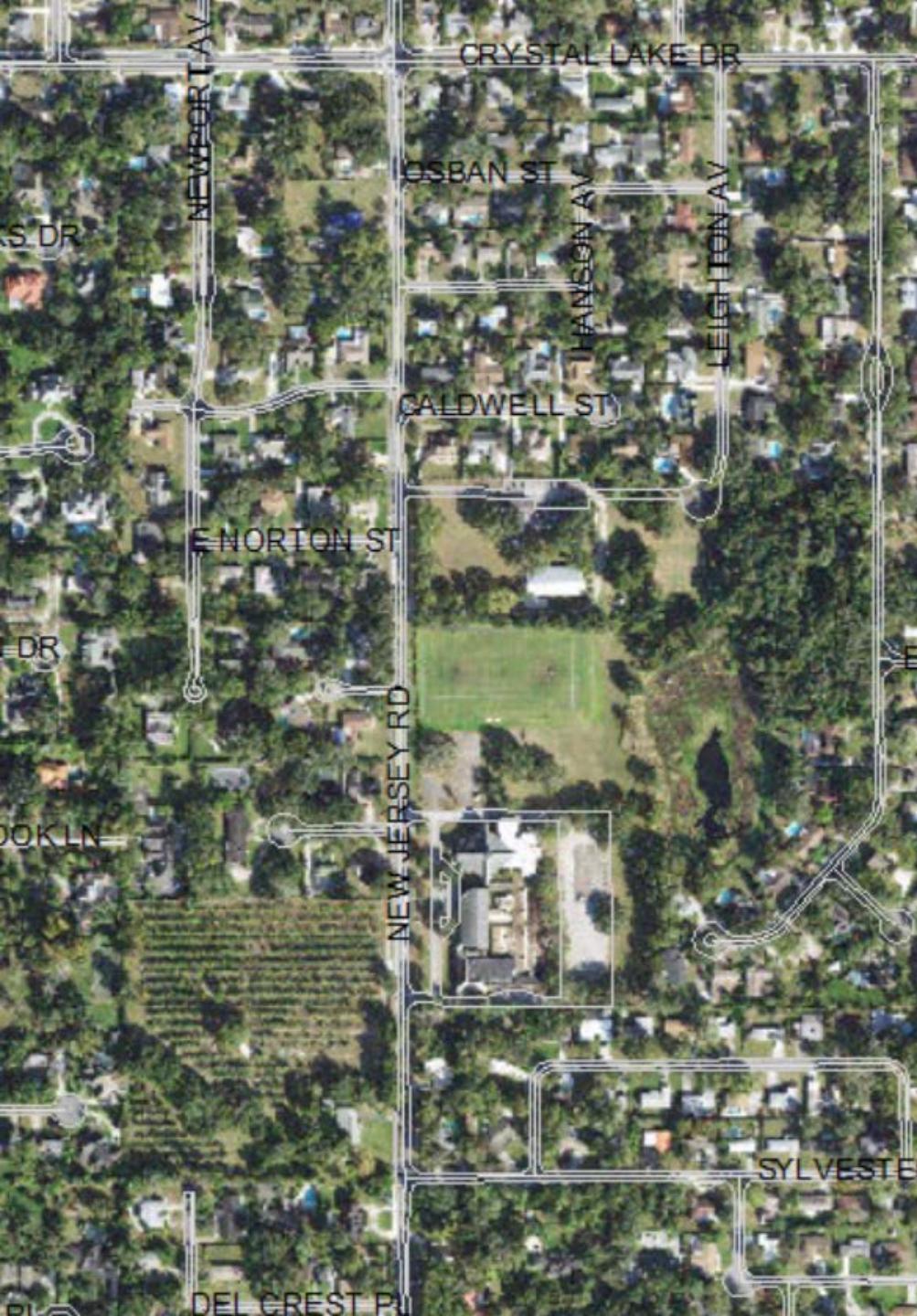
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SCHOOL	STUDENT NO.	GRADES	QUEUE LENGTH
S. McKeel Academy	1,160	K – 7	1,760 ft.
Lawton Chiles	655	6 – 8	770 ft.
Lakeland Christian School	1,067	K4 – 12	1,100 ft.
Geneva Classical	250	K4 – 12	950 ft. – 1,450
Magnolia Montessori	185	Pre K – 8	650 – 1,100



# New Jersey Road

- Approximately 8,100 Average Annual Daily Trips
- 729 PM Peak Hours Trips
  - 372 NB
  - 357 SB
- Level-of-Service “B”
- Project Adds 47 AM and 11 PM Peak Hour Trips; no additional mitigation required



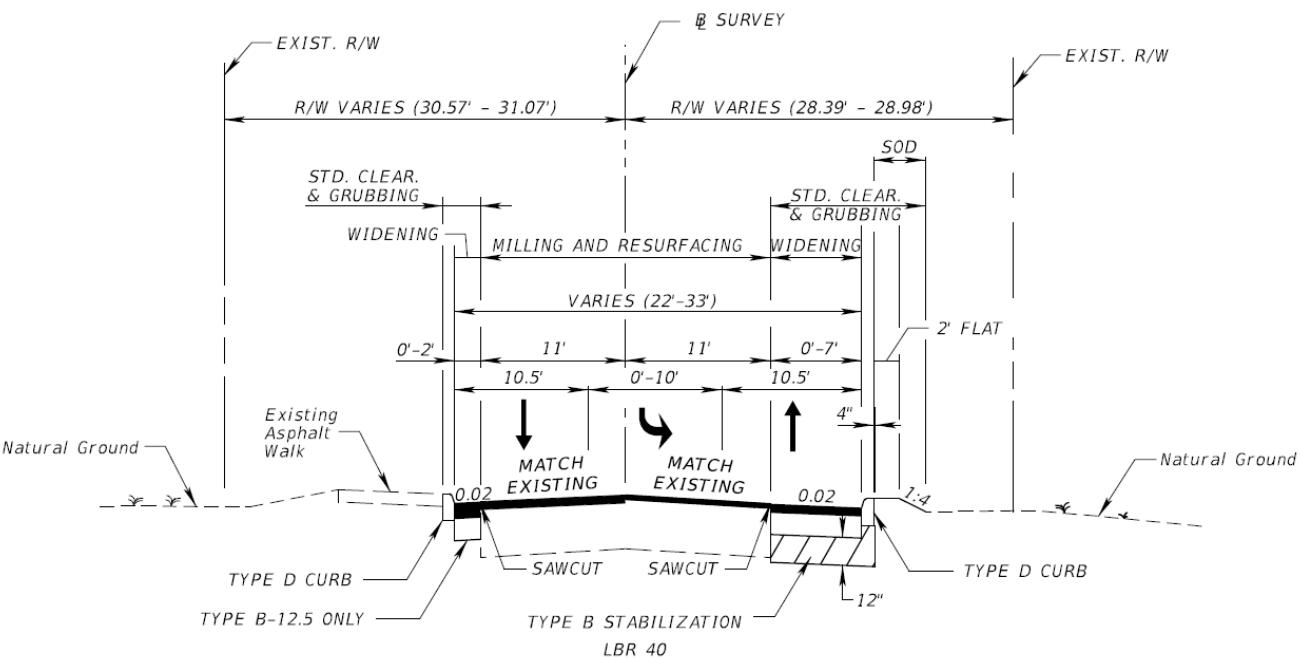
# **New Jersey Road Resident Concerns**



# Geneva Academy Turn Lane

- Southbound left-turn lane is under design
- Original design would have shifted trail approximately four feet to the west, generating concerns
- On-site meeting on June 5<sup>th</sup>

- Modified cross-section under consideration, 10.5 foot wide travel lanes and 10 foot wide turn lane
- Turn lane would abut trail, trail would not shift to west
- Engineer evaluating utility impacts
- Implementation delay with financial guarantee



- Estimate - \$150,000
- Warrants not currently met
- Traffic Operations evaluating ability to install based on other considerations
- Separation of southbound and northbound movements (SB left turns)
- Question regarding availability of right-of-way for infrastructure
- Benefits overall traffic flow

## Sylvester Road Signalization





# Sidewalk on East Side of Road

- Estimate - \$262,500
- Limited Usage
  - Most school students will be from outside area
- Part of determination to proceed with current trail
- Utility impacts and constraints





# Options

- Enhanced lighting
- Sidewalk along portion of corridor